

Wichita, Kansas

2003/2004 HUD Consolidated Annual Performance and Evaluation Report (CAPER)

Executive Summary

Background

The Executive Summary of the HUD Consolidated Annual Performance and Evaluation Report (CAPER) has been prepared for the City Council to provide an overview of the accomplishments and performance of the Consolidated Plan programs. The report covers the period July 1, 2003 through June 30, 2004. During the program year, the City of Wichita operated 122 projects totaling \$8.7 million dollars and assisted 21,942 persons on a limited clientele basis and 61,254 on an area basis utilizing Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) funding.

Consolidated Plan

The HUD Consolidated Plan is both a plan and an application. To receive funding, each entitlement community must develop and submit a five-year Consolidated Plan. The Consolidated Plan identifies the community needs by developing a community profile and strategy to meet those needs. The Consolidated Plan contains a profile of the actual conditions of the community. The plan also identifies a vision for redevelopment actions to improve the conditions within the community.

The Consolidated Plan is not meant to limit the vision only to CDBG, HOME and ESG activities. The plan also covers activities that Sedgwick County, United Way and other community agencies plan to undertake to form a collaborative effort. Examples are ComCare of Sedgwick County, which tracks persons with mental illness and programs through United Way that assist the homeless.

In 1998, the City of Wichita developed the Neighborhood Revitalization Plan targeting specific areas for revitalization activities. The City Council approved the plan in 1998 and the targeting of a majority of the CDBG and HOME funds to benefit the Local Investment Areas identified in the Neighborhood Revitalization Plan. The Neighborhood Revitalization Plan also provides tax rebates for new construction and renovation, infill housing incentives and facade loans for downtown businesses. Taken together, these projects offer a multi-dimensional and comprehensive approach to meeting the priority needs and attaining the goals outlined in the Consolidated Plan. Even though the City of Wichita utilized the 1998 Neighborhood Revitalization Plan, staff revised the plan during the 2003 program year for inclusion in the 2004/2005 HUD Consolidated Plan.

One-Year Action Plan

Each year the entitlement community must identify the specific activities that will be initiated to address the objectives of the Consolidated Plan. City Council approves these projects by utilizing the funding of CDBG, HOME and ESG programs.

The projects funded in the One-Year Action Plan provide an increased supply of affordable housing units through construction and rehabilitation, preservation of historic properties, opportunities for low and moderate-income people to become homeowners, job training and education, assistance to homeless persons and improvement of public facilities.

All activities undertaken in the One-Year Action Plan meet the goals of the Consolidated Plan. The One-Year Action Plan covers the period July 1 through June 30. HUD must receive the plan at least 45 days prior to the beginning of the program year (May 15).

The CDBG program requires that the City give maximum feasible priority to activities that benefit low- and moderate-income persons. A minimum of 70% of the funds expended must meet the low- and moderate-income national objective. The balance may be expended for activities that prevent or eliminate slum and blight conditions or that meet the HUD definition of an urgent need.

HUD awards grants annually to entitlement communities to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development and providing improved community facilities and services. Entitlement communities receive funds on a dual formula basis established by Congress. The formula takes into account the community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas. The funding formula is based on the 2000 U.S. Census data.

Funding from HUD has varied over the years as shown in the following table. Funding continues to decline based on changes in the U.S. Census data used to calculate City funding levels and the additional number of new entitlement cities added each year by HUD. Funding began in the 2004 fiscal year for the American Dream Downpayment Initiative (ADDI) program.

BASE ALLOCATION AMOUNTS				
Program Year*	CDBG	HOME	ADDI	ESG
2000	\$3,760,000	\$1,861,000		\$133,000
2001	\$3,902,000	\$2,067,000		\$133,000
2002	\$3,825,000	\$2,068,000		\$133,000
2003	\$3,550,000	\$1,942,000	\$115,064	\$131,000
2004**	\$3,464,000	\$1,936,372	\$135,779	\$129,856
2005 Proposed***	\$3,433,000	\$1,890,000		\$127,712

*The program year begins July 1st and ends June 30th of the following year.

**The current 2004 Program Year began July 1, 2004.

***The proposed HUD allocations are based on estimates and depending on Congressional appropriations.

Consolidated Annual Performance and Evaluation Report (CAPER)

At the end of every program year, the City of Wichita prepares and submits a report to HUD identifying the accomplishments of the Consolidated Plan and the One-Year Action Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) is due no later than 90 days after the end of the program year (September 30).

The CAPER provides HUD with a comprehensive view of the activities that the City undertook with CDBG, HOME and ESG funding during the reporting year. The CAPER indicates the actual work performed and the level of expenditures for each activity. Projects that are eligible under a limited clientele basis identifies the demographics of the persons assisted. Activities based on an area basis identify the number of persons who benefited from the activity.

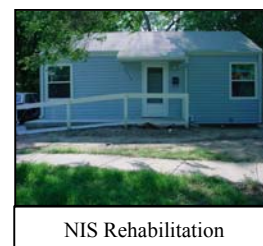
CDBG

During the 2003/2004-program year, 48 new projects were initiated and operated concurrently with 46 projects continued from previous years, with total expenditures of \$4,670,112. Over 99% of all CDBG funds were expended for activities benefiting low- and moderate-income persons. CDBG funds are often used to leverage private and other public financing. Since 1997, CDBG projects have leveraged over \$31.9 million dollars in private or other public funds. A summary of the CDBG projects is listed below:

Capital – Over \$1.9 million was spent for capital improvement programs. The street, curb, gutter and sidewalk project provided more than 54,490 square yards of concrete for sidewalk, driveway and street improvements. For the second year, the City focused on improving parks and public facilities located in the Neighborhood Revitalization Area. CDBG funds were used to repair and renovate six parks and eight public facilities. New playground and safety equipment were installed at Woodard, Fairmount, Spruce, Aley and West Douglas Parks. The roofs were replaced at several public facilities including Fire Station #2, Evergreen, McAdams Senior Center and Park Villa. The floor coverings were replaced at Woodard and McAdams Recreation Centers. Fire Station #8 and McAdams Recreation Center received improvements to the HVAC systems. Also the tennis courts at Woodard, Aley, West Douglas and Murdock Parks were replaced. All improvements benefited persons located in low and moderate-income neighborhoods.

Economic Development – The Wichita Biz Loan program has successfully provided two expansion and one start-up business loans. These endeavors have succeeded in creating 16 jobs for low/mod persons in the Neighborhood Revitalization Area. Cessna is currently conducting training under Skills For Success. This program provides entry-level job training for disadvantaged and/or welfare recipients. Eighty-three persons have participated in the curriculum containing training in the areas of computer software, sheet metal assembly, blueprint reading, forklift operation and interviewing skills.

Housing - Funds totaling \$1,101,984 were used to provide loans and grants for the rehabilitation of 343 households located in low-income neighborhoods. The amount of interest paid on these loans varies depending on the recipient's ability to repay and some loans require no repayment until the property is sold or transferred.



NIS Rehabilitation

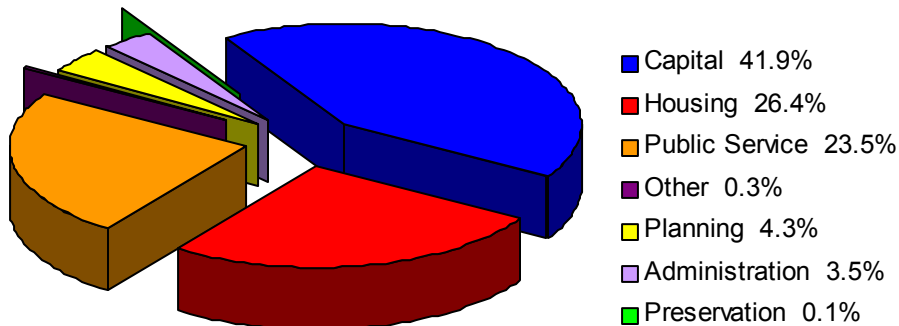
Public Services – A total of \$1,094,944 was spent to provide public services in Wichita. Assistance was provided to 49,426 citizens through the Neighborhood Assistance Programs and 11,828 through the Community Education program. Also 1,447 victims of domestic violence received shelter from the Women’s Crisis Center and Harbor House. The number of youth participating in the youth recreation and enrichment program totaled 4,387 and 199 participated in the Summer Youth Employment program. A total of 12,776 persons had access to the neighborhood clean up program during ten clean-ups in two Local Investment Areas.

Historic Preservation – Projects including secondary structure demolition, historic preservation and historic deferred loan programs for residential properties are funded under the HUD provision to eliminate slum and blight. Two secondary structures were eliminated from residential property through the Secondary Structure Demolition Program. Total expenditures meeting the elimination of slum and blight national objective totaled \$2,895. Two additional structures are pending.

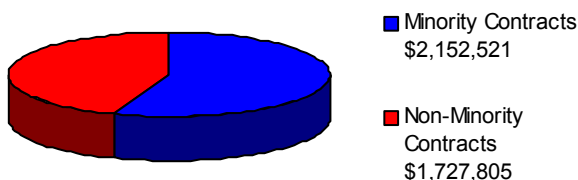
Planning and Administration – A total of \$366,030 or 7.8% was spent for planning and administration activities in the CDBG program. Planning and administrative activities include historic preservation planning and mandated consolidated plan activities. Funds totaling \$200,530, or 4.3% were expended for the administration of the CDBG program.

Other – Projects included in this HUD approved category are Neighborhood Clean-up and Environmental Health Inspectors. A total of \$144,255 was expended for these activities.

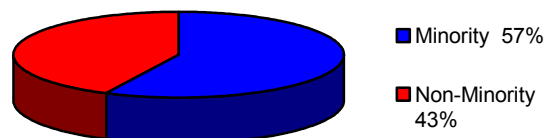
Total CDBG Expenditures



CDBG Construction Contracts
Minority Participation 55%



CDBG - Public Services
Minority Participation 57%



HOME

The City of Wichita spent \$3,916,022 in connection with 20 projects operated throughout the course of the year. HOME funding provided downpayments, closing costs and rehabilitation assistance for 59 first-time homeowners through the HOMEownership 80 program and repair/rehabilitation assistance for 14 homeowners through the Deferred Loan Program. Three of the City's designated Community Housing Development Organizations (CHDOs) received HOME operational support funding during the year.

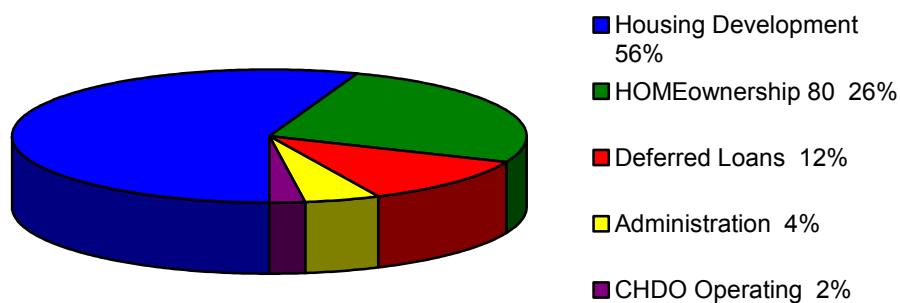


CHDO Set-Aside Projects – Over \$1,008,642 in funding was provided during the year for projects currently under development by Community Housing Development Organizations in the Local Investment Areas. During the program year, Mennonite Housing completed construction of 15 new units of single family housing for first-time homebuyers. Three additional sites have been acquired for future construction. Power CDC completed construction of nine new units of single family housing for first-time homebuyers and two additional units are underway. Community Housing Services has completed the rehabilitation on one home and has acquired another for rehabilitation. Sites have also been acquired for the construction of four additional units. These CHDOs leverage City HOME funding with private construction loans in order to complete construction of the homes.

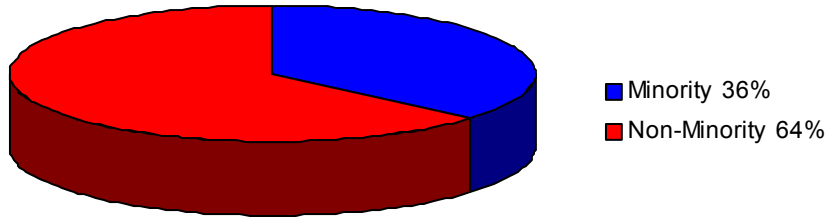
The CHDOs have also utilized funding from the Boarded Up Home Program to construct and sell two new homes. An additional nine homes are currently underway.

Administrative costs for the HOME program were \$174,629 and represents 4% of total expenses.

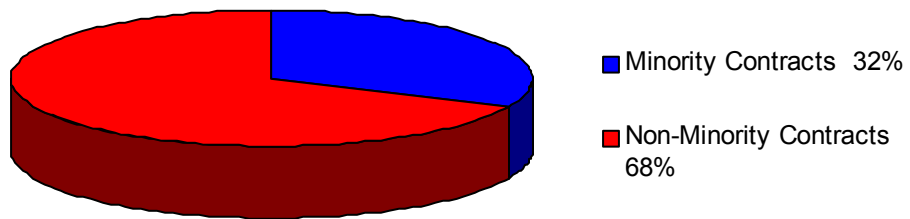
Total HOME Expenditures



**HOME Participants
36% Minority Participation**



**HOME Construction Contracts
32% Minority Participation**



ESG

Maintenance and Operation – ESG funds expended \$74,982 during the program year to provide operational expenses for five homeless shelters and one daily drop-in center maintained by nonprofit providers. Overnight shelter and related services were provided for 3,501 unduplicated homeless individuals, of which at least 108 were victims of domestic violence.

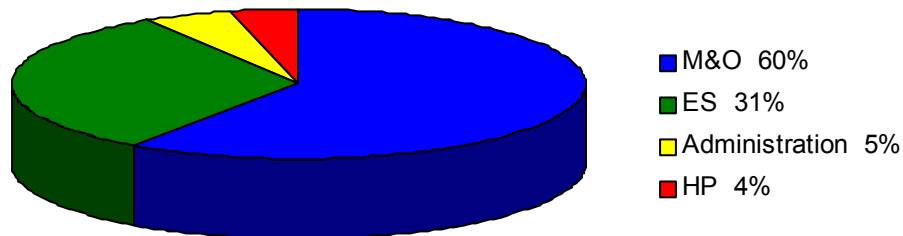
Essential Services - Funds totaling \$39,129 were spent to provide comprehensive case management services to 2,600 homeless individuals.



Homeless Prevention - A total of \$4,923 was spent in the prevention of homelessness for 108 individuals.

Administration - Funds totaling \$6,370 or 5% were spent for administration of 2003/2004 ESG projects.

Total ESG Expenditures



M&O – Maintenance and Operation
ES – Essential Services
HP – Homeless Prevention

CITIZEN PARTICIPATION

Citizens were provided a 15-day comment period to review the 2002/2003 HUD Consolidated Plan Annual Performance Report (CAPER) and make comments to the City Council at a Public Hearing during the regularly scheduled City Council meeting on September 9, 2003.

A public notice was placed in the Wichita Eagle on January 24, 2004 and the Kansas State Globe on January 22, 2004 to advise citizens that the City would hold a public hearing on February 3, 2004 to receive comments on the City's housing and community development needs. When the schedule allows, advertisements are also placed in the Cronis de Wichita.

On April 9, 2004 the Wichita Eagle and on April 24, 2004 the Community Voice published public notices informing citizens that the City had prepared the 2004/2008 HUD Consolidated Plan and 2004/2005 One Year Action Plan and gave citizens 30 days to provide comments to the City before adoption of the plan on May 11, 2004.

Outreach efforts have been taken to encourage the participation of all citizens including minorities, non-English speaking persons and individuals with disabilities. Public Notices were placed on the City of Wichita web site at www.wichita.gov.